

AETC News Clips



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31 Aug 01

KellyUSA getting lease on life

The former Air Force base is filling warehouse, office space in a slumping leasing market.

By ADOLFO PESQUERA
EXPRESS-NEWS BUSINESS WRITER

At first glance, KellyUSA looks more like what it was, an aging military air logistics center, than what it is — a dynamic business park in metamorphosis.

Its faded image has kept the marketing team from closing a few deals, but this never-say-die group is finding success even as the nation is experiencing a slowdown in commercial-property leasing.

At August's close, the business park's 11th month in its fiscal year, almost 1.15 million square feet of space had been leased, said Richard Burlazzi, director of business and commercial development. The leasing activity, 71 percent of which was in warehouses and the rest in manufacturing or office space, also brought 899 jobs.

A still unnamed, 80,000 square-foot, three-story building nearing completion at 145 Duncan Drive is intended to improve the office lease numbers — and KellyUSA's image.

Since the Greater Kelly Development Authority began marketing KellyUSA, the business park has signed up 4.47 million square feet of space. That does not include 2 million square feet that is part of a lease-back deal with the Air Force.

Only 70,000 of that has been for office space; however, 71.4 percent of that was leased this year.

A still unnamed, 80,000 square-foot, three-story building nearing completion at 145 Duncan Drive is intended to improve the office lease numbers — and KellyUSA's image. The structure is just off General Hudnall Road.

"It is the key to anything for us," said

Terry Britton, a KellyUSA broker and vice president at Trammell Crow Co. "It tells any prospective company the GKDA might want to woo that we are making the necessary investment. It has the look of what you have in today's modern building and it's right on the front gate."

Several companies are in negotiations to lease sections of the building, said Burlazzi, who added, "We will have tenants in the building near the end of the year."

He added that prospective tenants are those that "have a need to be close to the other industrial activities that are there. We may also get institutions that want to be there because their base of business is downtown; one of the things we tout is the park is close to downtown."

Filling out the Duncan Drive building will come at a time when leasing of office space isn't going well elsewhere in San Antonio.

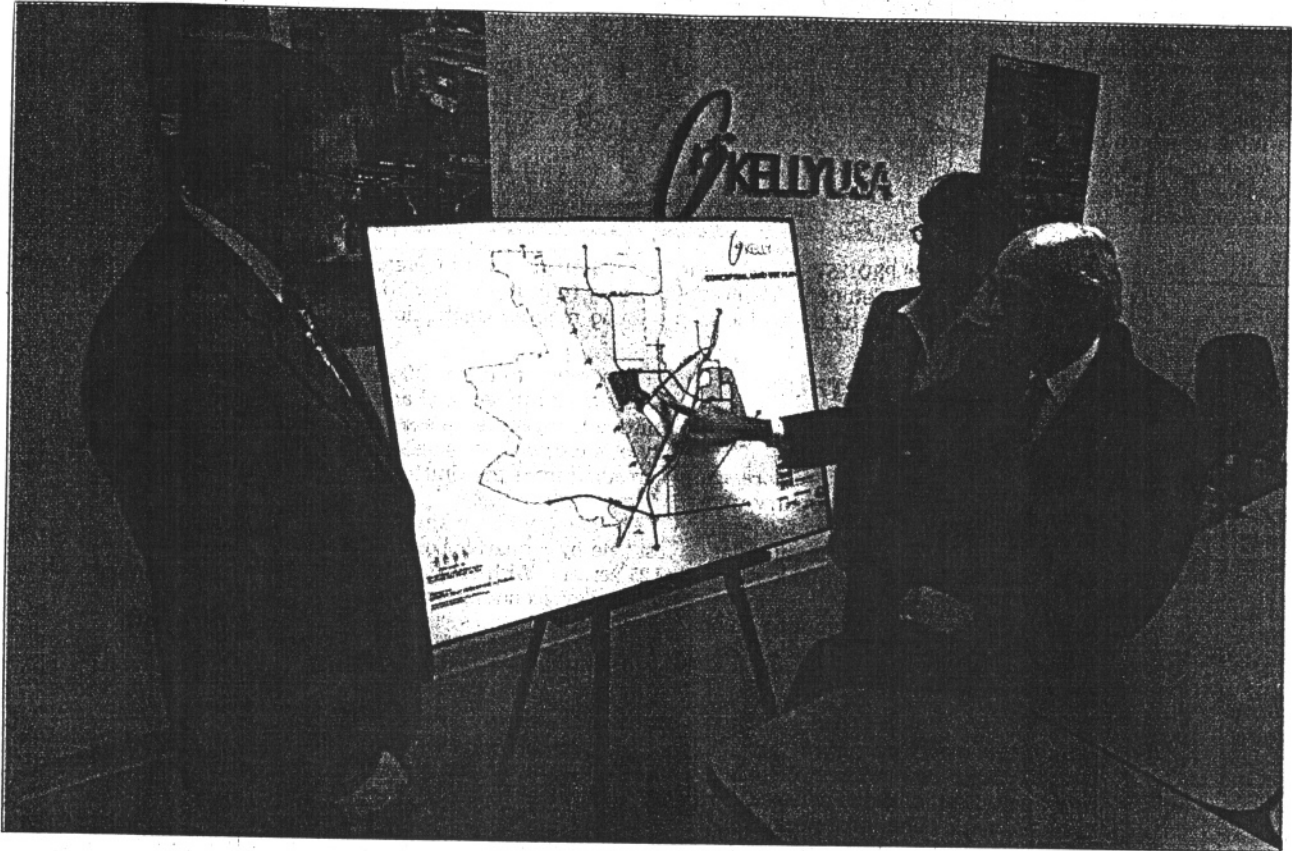
"Leasing activity is down across the board," Todd Gold, senior vice president at Koontz McCombs Realty Services, said after consulting midyear figures. "The vast majority of interest we are finding is

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"What got us this far was hard work."

RICHARD BURLAZZI, DIRECTOR OF BUSINESS AND COMMERCIAL DEVELOPMENT FOR KELLYUSA



Terry Britton (left), Brenda Younts and Richard Burlazzi look over the KellyUSA leasing plan Thursday.

KEVIN GEIL/STAFF

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KellyUSA touts runway frontage

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from tenants whose leases are expiring. In general, these users are out kicking tires in an effort to achieve the best renewal.

Although predominantly an aerospace center geared toward the repair and maintenance of aircraft, KellyUSA is being marketed as a mixed-use, foreign trade zone. The goal is to add a thriving intermodal transportation logistics center and commercial office center to the aerospace activities.

GKDA has bold plans to make that happen. Piles of concrete rubble sit off the main runway, while obsolete low-bay hangars stand behind them awaiting demolition. Eventu-

ally, this will be "beach front property," said Burlazzi, making reference to real estate that, once developed, gets the scenic view of the runway.

"It would be better suited for modern cargo terminals, uses that would benefit by having a plane taxi up to them," he said.

Financing has been a challenge. A sales-tax initiative was rejected by voters last year, but an aircraft hangar GKDA had hoped to build with the anticipated tax revenue was built anyway; bonds were sold and Boeing is paying them off, Burlazzi said.

While there have been setbacks — Ryder Integrated Lo-

gistics deactivated its foreign trade zone status earlier this year — Burlazzi is optimistic leasing activity will continue at a healthy pace. Relocating 36th Street, a road parallel to the runway that has already been funded, and completing the demolitions will take time.

That is time the marketing team can use to line up tenants.

"What got us this far was hard work," Burlazzi said. "Attending trade shows, advertising, direct mail, setting up the Web site, networking. Our job is to educate the world on how we can make them successful."

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Military retirees wary of health program

Lynda Stringer

Times Record News

Keeping the promise to those who served.

The Congress-enacted TRICARE For Life program for Medicare-eligible military retirees is a month away from implementation. But some military retirees — war weary after a decade-long battle to restore the promise of free lifetime health care — are still skeptical.

"They call it TRICARE For Life, but is it for life?" 73-year-old Air Force retiree Ralph Smith of Burkburnett said at a TFL briefing at Sheppard Air Force Base Wednesday night. "That depends on Congress."

Robert Blythewood, field operations manager for

Information

On the Net:

www.tricare.osd.mil
www.hnfs.net

For Info:

1-888-DOD-LIFE
1-800-977-6753

Health Net Federal Services, which oversees TRICARE, told the retirees funding for TFL would come from a Department of Defense trust fund.

"The only way to disestablish the trust fund is through an act of Congress," he said.

Wichita Falls military retiree Willie Wall, 67, wouldn't be surprised if that happened.

"The government doesn't keep the promises it makes," Wall said.

But, despite his skepticism, he plans to enroll. "You bet. It sounds good if it works like they talk about."

TRICARE For Life briefings held at Sheppard this week drew more than 500 retirees who still have a lot of unanswered questions.

The new program for Medicare-eligible military retirees and their beneficiaries 65 and older begins Oct. 1.

Under the program, Medicare would pay the doctor or hospital first. Medicare would then file a claim with TRICARE, which would pay the rest, except for certain procedures not covered, such as chiropractic, optometry

and dental.

If a military retiree has a supplemental insurance, it would be the second payer and TRICARE the third payer. If the retiree has major medical insurance coverage, such as Blue Cross Blue Shield, it would pay first, then Medicare second and TRICARE third.

Blythewood said TRICARE For Life is the most sweeping thing Congress has done in 30 years to improve the benefits of military retirees.

"Congress has restored — or created — a benefit that the country is trying to honor their promise of health care for life," he said.

The promise, retirees point out, was "free" health care for life. The new program comes close, but it's not free. They

have to pay a \$50 per month Medicare Part B premium and co-payments, although very reasonable, for the TRICARE Senior Pharmacy benefit, which began April 1.

"This more completely delivers that promise," said Lt. Col. Scott Lawrence, Sheppard's managed care officer. "I think it's going a long way to reestablishing the ties to what we call our patriots."

Lawrence is orchestrating another TRICARE transition as well.

TRICARE Senior Prime — the program for over 65 military retirees at selected military treatment facilities, including Sheppard — is ending Dec. 31, but in its place is a similar program called TRICARE Plus.

Under the program, those

already participating in TRICARE Senior Prime would have the option of continuing their primary care at Sheppard Hospital under TRICARE Plus or switching to TRICARE For Life. They could also use both benefits. TRICARE Plus begins Jan. 1, 2002.

Lawrence said TRICARE For Life and TRICARE Plus would give military retirees the freedom of choice.

"They can use the civilian network of providers and we think that's a good thing," he said. "It allows them to choose and get the level of care they need."

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Surprise Independent

29 Aug - 4 Sept. 2001 page 4 Opinions Section

Close Luke

Close Luke Air Force Base. It is so tiring to read worn-out statements that Luke AFB was here before us. When an installation has out lived its usefulness it is time to move on. Overlooking the crashes, the noise is bothersome. If a few jobs are lost, that's life. Let's get over the sound of freedom fantasy. Move Luke AFB to a new more acceptable location or close it.

Luke AFB was here before us. So were the Indians and there was probably water in the Agua Fria. As the expense moving Luke AFB, think of the \$20 million per plane down or how much is spent in outer space. Hundreds of homes have been built in the area. Something is wrong when these well-trained pilots and instructors can't keep their planes in the air. Training would probably be much better in a new remote area away from social environment and shopping retirees from neighboring communities. Local schools will also be safer. The statement that many more planes

don't crash then do is really naive. If a jet falls on my home these fly boys will be of no help. Several of you work at the base. Fine. Move Luke AFB or close it. It will make the entire area safer and quieter.

Praises Luke

I am new to this community and was amazed to read that anyone would have the nerve to complain about the noise coming out of Luke AFB. I grew up as a "Military Brat" and I always remember my mother saying "Ah, the sounds of freedom" any time the airplanes would take

flight. Isn't that the truth? Quite frankly, I love to hear them flying over. It makes me feel safe and proud to be a part of this country. There are so many other dangers out there. Stop picking on Luke. I don't think those who wish for the "noise" to go away understand what that entails. Be careful what you ask for.

Editor's note: Due to an abundance of Speak Outs we had to edit them more than normal. Remember Speak Out should be brief and to the point. Also, many will not be seen until next week.

SURPRISE INDEPENDENT



Submitted photo

Three cheers

Luke Elementary School staff, complete in blue with F-16 logos, chant Luke pride during a teacher orientation meeting.

Sun Cities Independent

29 Aug- 4 Sept. 2001

page 4 opinions section

How many crashes will it take?

The base is well on its way to completing 39,000 sorties, that is to say take off and landings by the completion of FY 2001, which ends Sept. 31. Luke as we know is a training base. These men are transitioning into an aircraft that they have not previously flown. Flying safety is the number one priority.

What will replace Luke?

For the people who want Luke to move. What do they think is going to replace it? A used car lot? Why is it Glendale does not want that extra runway? How about Luke/Glendale airport think how many planes you will have? Make everyone happy and you move.

Air Force ROTC cadet stipend to increase

The Air Force Reserve Officer Training Corps will increase the monthly stipend for cadets.

The Department of Defense will implement the program over two years.

Currently all ROTC cadets receive a \$200 stipend. The first year's increases become effective Oct. 1.

Freshmen and sophomores will receive a \$50 increase each month. Juniors will earn an extra \$100 a month, and seniors will earn an additional \$150 each month.

In the second phase in 2002, freshman pay will remain the same at \$250 while sophomores will receive \$300, juniors will receive \$350 and seniors will receive \$400 each month.

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MAXWELL AFB, AL
Montgomery Advertiser, 30 Aug. 01, 1B

Air War College gets new commander

Maj. Gen. Bentley B. Rayburn will take command of Air War College during a ceremony Friday morning at Maxwell-Gunter Air Force Base.

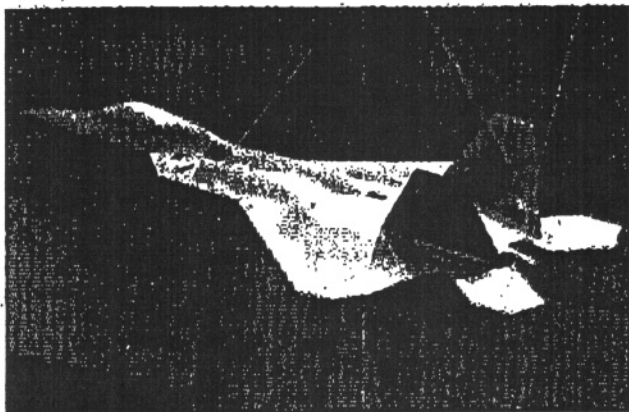
Rayburn, director of plans and programs for Headquarters Air Combat Command, replaces Maj. Gen. Dave MacGhee as Air War College commandant and vice commander of Air University.

MacGhee, who has served in that capacity since January 2000, will stay at Maxwell-Gunter as commander of the Air Force Doctrine Center.

As commandant, Rayburn will be responsible for the education of senior officers to help them lead at the strategic level.

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MAXWELL AFB, AL
Montgomery Advertiser, 30 Aug. 01, 1B



Tamika Moore Staff

Lockheed Martin is donating a 6-feet by 4-feet replica of an F-22 'Raptor' to the Montgomery Visitor's Information Center in Union Station. The 1/10th scale model is on display above Lockheed Martin's vendor booth at the Air Force Information Technology Conference.

F-22 'Raptor' replica to go on display

Lockheed Martin will donate an F-22 "Raptor" replica to the Montgomery Visitor's Information Center following the Air Force Information Technology Conference.

The 6-feet by 4-feet fighter replica currently is on display above the Lockheed Martin booth at the Montgomery Civic Center.

No date has been set for the unveiling at Union Station.

Lockheed Martin, which operates plants in Montgomery and Troy, also has exhibits that demonstrate the capabilities and purpose of the systems they develop.

—Montgomery Advertiser

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MAXWELL AFB, AL
Montgomery Advertiser, 30 Aug. 01, 1B

Air Force 'reinvesting' technology resources

By Ken Roedel
Montgomery Advertiser

Tight budgets with limited allocations aren't deterring Air Force leaders from advancing the service's information technology resources, Lt. Gen. John Woodward Jr. said Wednesday.

Woodward, a keynote speaker at the Air Force Information Technology Conference, said the Air Force is "reinvesting" resources to ensure technology doesn't stall.

"Our approach right now is to find any duplications and bring them forth for review," Woodward said.

Duplicated resources, either equipment or person-

Duplicated resources can be consolidated to save money, with the savings going toward technology, one speaker said

nel, can be consolidated to save money, with the saved dollars going toward new technology, he said.

"All (spending) is done in the same line item of the budget," said Woodward, the Air Force's director of communication and information. An example of combining technology resources exists within the nine major commands.

One base per major command handles electronic mail for the command, he

said. That has yielded one person per network server that can "go back to other duties in the Air Force," Woodward said.

Expansion of information technology use exists in several areas, including its use as a weapons system and "interoperability" with sister services, he said. It remains a high priority among the senior Air Force leadership because it allows service members to do things better, cheaper and

faster, he said.

Col. Steven Jones, vice director of Standard Systems Group, said consolidated buying, arranged through Headquarters SSG at Gunter Annex allows Air Force organizations to buy more for less.

The Air Force's cost-saving measures are taking the lead from another sector, Jones said.

"We're following what industry is doing and industry is saving money through modernization and consolidation," he said.

Conference officials said 3,300 people registered for the conference and more than 1,541 people came to represent the 170 vendors.



Tamika Moore Staff

Lt. Gen. John Woodward Jr., the U.S. Air Force's director of communication and information, shares his thoughts on technology Wednesday.

Industry faces rapid changes

**Some say it won't
be long before
computer towers
will be replaced by
in-screen systems**

By Alvin Benn
Montgomery Advertiser

As computers get smaller and desktop monitors are replaced by handheld versions or a new generation of equipment, the nation could find itself with an environmental problem on its hands, a support manager said Tuesday.

Michael Barry, a civilian who works at Wright Patterson Air Force Base in Ohio, said changes are happening so fast in the industry that as soon as a new computer model is introduced, thoughts turn to those that are being shelved.

"It won't be long before desktop computers are a thing of the past," said Barry, who joined hundreds of other vendors at the Air Force Information and Technology Conference. "The monitors that will be replaced are loaded with phosphorous and lead. They'll have to be disposed of with care."

Others at the conference, which is being held at the Montgomery Civic Center, agreed with Barry, especially his belief that new computer equipment will revolutionize the industry.

Terry Albright, a trade show specialist for Gateway, said those who design computers are looking for ways—and finding them—to make new models even more user friendly than they already are.

"Computers are being made smaller and lighter," he said as he set up his Gateway display. "In the future, people won't need file cabinets to hold their documents. They'll be able to do it with their computer equipment. Actually, it's being done now."

Barry, Albright and other sales representatives offer

► Major players in computer industry speak at conference 1A

their wares to civilian and military customers, and this week's Air Force show is giving them plenty of potential business.

Some said it won't be long before the towers used to provide internal commands for computers will be replaced by systems built inside thin computer screens.

Panasonic National Account Manager Jessica Guest praised a new version of her company's Toughbook computer, which is capable of with-

standing wind, rain, sand and a drop from three feet. It's a special, \$4,100 product aimed at the military market.

She acknowledged that computers of the future will be smaller and lighter, but there will still be a need for functions being provided by today's models.

"There will still be those who need a larger screen to view things," she said. "This computer has several special features, including the ability to withstand rough treatment and have the hard drive removed if necessary."

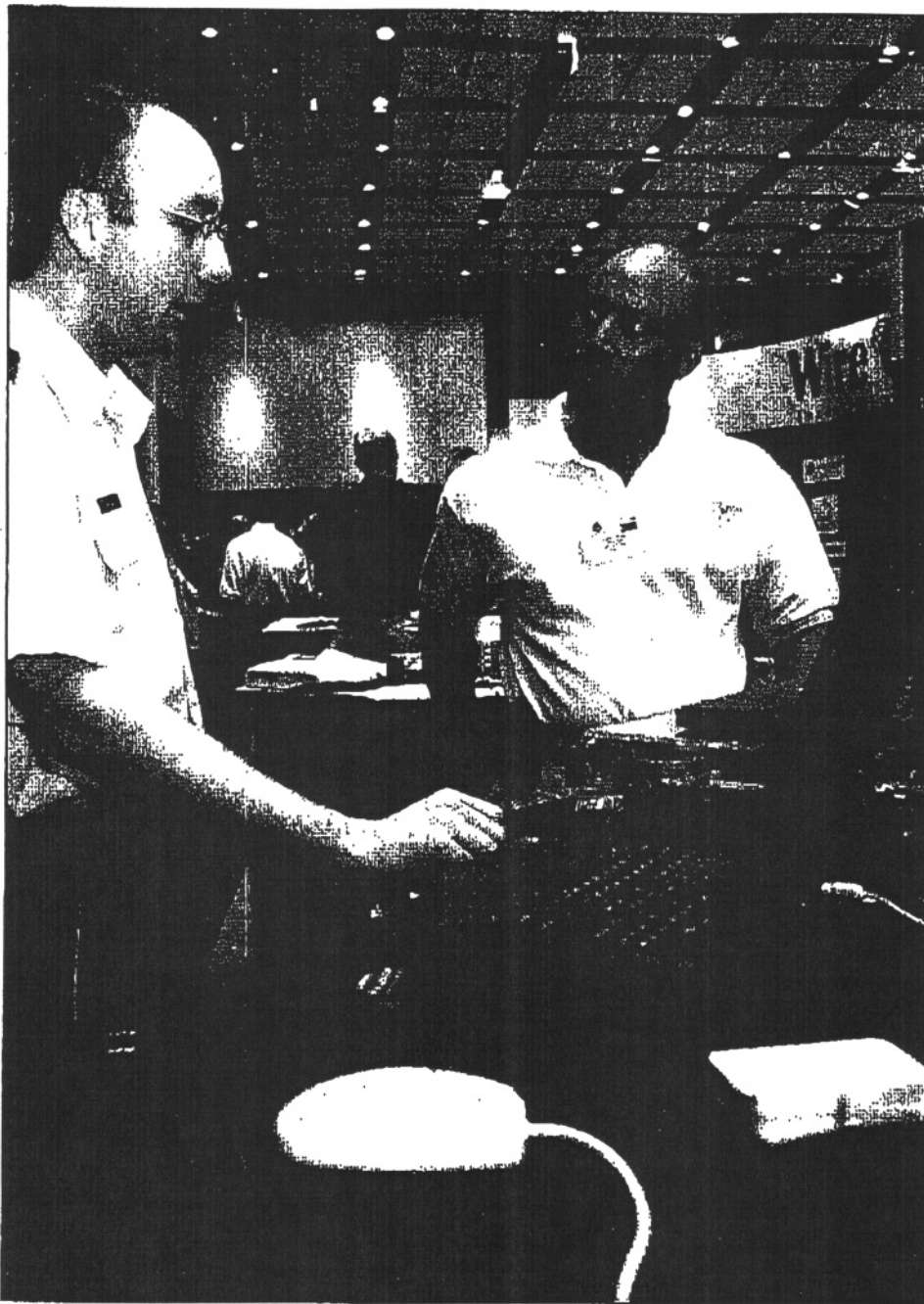
The trade show aspect of the conference will continue through the week, and

Albright said it will give him an opportunity to answer questions "from everybody."

He said during a recent show in New Orleans, a woman walked up to him and asked about sending e-mails to her granddaughter.

Her question was at a venue far removed from the ones Albright normally is accustomed to such as the one in Montgomery.

"I was at an Avon convention," he said.



David Alan Planchet Staff

Air Force Capt. Don Kelley talks with Kevin Young, senior account manager for Kasten Chase, at the Air Force Information Technology Conference on Tuesday.

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MAXWELL AFB, AL
Montgomery Advertiser, 29 Aug. 01, 6B

Hutchison welcomes new LAFB class

ALEJANDRA VALDEZ

Staff writer

U.S. Senator Kay Bailey Hutchison was at Laughlin Air Force Base Tuesday afternoon to personally welcome the new student pilot class 02-13 to Del Rio and LAFB.

In her welcoming speech, Senator Hutchison spoke of the best pilots in the United States graduated from Laughlin AFB. Hutchison was then photographed with the incoming student pilot classes before the showing of a 10 minute film promoting the beauty of Del Rio and the surrounding area.

Military Affairs Association president Garry Stehle presented guest speakers who extended a warm welcome to the class and introduced the class sponsors.

Retired General Gerald Prather also made a welcome speech to the class.

"I'm going to disagree with the Senator, here. When you graduate from here, you're not the best pilots in the U.S., you are the best pilots in the world."

Prather told his history at Laughlin, how he came to Laughlin in 1955.

"I sat in your chair as a student pilot, graduating in 1956.

"Here you will begin your great career as a pilot, defending your country, your family and your way of life. Here you will learn to fly, when you move you will learn to be a warrior. I love this place, love these people. You will, too. This will be one hell of a tough year. Stand tall." finished

Prather.

Stehle spoke to the 11 married students of one class and the 12 in the other pilot class when he said, "We're family-oriented, we're a home town."

The welcome was then extended to all of the students, "You are welcome to the community and to Del Rio."

Stehle asked the class leaders to get with the class sponsors to exchange names and numbers before breaking for the reception.

Class sponsors are Chamber of Commerce business representatives that the student pilots may go to for guidance. The sponsors "try to provide a home away from home and we throw parties for them," said Sylvia Davila of Big Lake Bank.

The MAA and Chamber of Commerce efforts are good natured attempts to reach out to the student pilots and their families so they may immediately feel a part of the community, a part of the Del Rio family.

The class was dismissed to eat with, "We will see you in a year at your graduation."

The pilot training class is 52 intensive weeks long.

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LAUGHLIN AFB, TX
DEL RIO NEWS HERALD

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LAUGHLIN AFB, TX
DEL RIO NEWS HERALD
DAY: Wed DATE: 27 Aug 01 PG: 1 & 3

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News-Herald photo by Alejandra Valdez
Senator Kay Bailey Hutchison is pictured with members of the newest student pilot class at Laughlin AFB. Pictured with the students and Hutchison are the class sponsors. Hutchison gave the students a welcome speech as did General Gerald Prather and Garry Stehle, president of the Military Affairs Association.

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RECEPTION

Members of the newest student pilot class at Laughlin AFB work their way through the food table at Club XL's welcoming reception. Senator Kay Bailey Hutchison was on hand to welcome the student pilots to Laughlin and Del Rio.

News-Herald photo by Alejandra Valdez

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